

# ALTOS ONE

LOS ALTOS, CA

APRIL 7, 2020

PARKING STALL WIDTH  
WAIVER REQUEST

# Request: Reduce 82 parking stalls to 8'-6" wide from 9'-0" wide

## BUILDING EXIT ANALYSIS PLAN

25 OCCUPANCY EXITING LOAD

OLF OL OLF = OCCUPANT LOAD FACTOR PER TABLE 1004.1.1  
200 127 OL = OCCUPANT LOAD FOR THIS SPACE

MD 1/3 MD = MAXIMUM DIAGONAL DIMENSION OF BUILDING AREA PER CBC SECTION 1015.2.1  
253 84 1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1015.2.1, EXCEPTION 2

1/3 DE 1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1015.2.1, EXCEPTION 2  
28' 85' DE = DISTANCE BETWEEN EXITS PROVIDED

EV. PW. PROVIDE ELECTRIC VEHICLE PRE-WIRE FOR 25% OF SPACES

## PARKING STANDARDS

• PARKING STANDARDS (PER LAMC 14.28.040 SECTION G2)

### REQUIRED SPACES

1 SPACE PER 1 BEDROOM UNIT: 9 SPACES  
2 SPACES PER 2+ BEDROOM UNIT: 82 SPACES  
TOTAL REQUIRED: 91 SPACES

INCLUDES GUEST AND HANDICAPPED SPACES

### PROVIDED SPACES

TANDEM PARKING: 40 SPACES  
STANDARD PARKING: 65 SPACES  
ACCESSIBLE PARKING: 3 SPACES  
TOTAL PROVIDED: 108 SPACES

REDUCE ± 75% OF SPACES TO 8' X 18'

\* 82 SPACES @ 8' X 18'  
26 SPACES @ 9' X 18' (STANDARD)

## TRASH MANAGEMENT PLAN

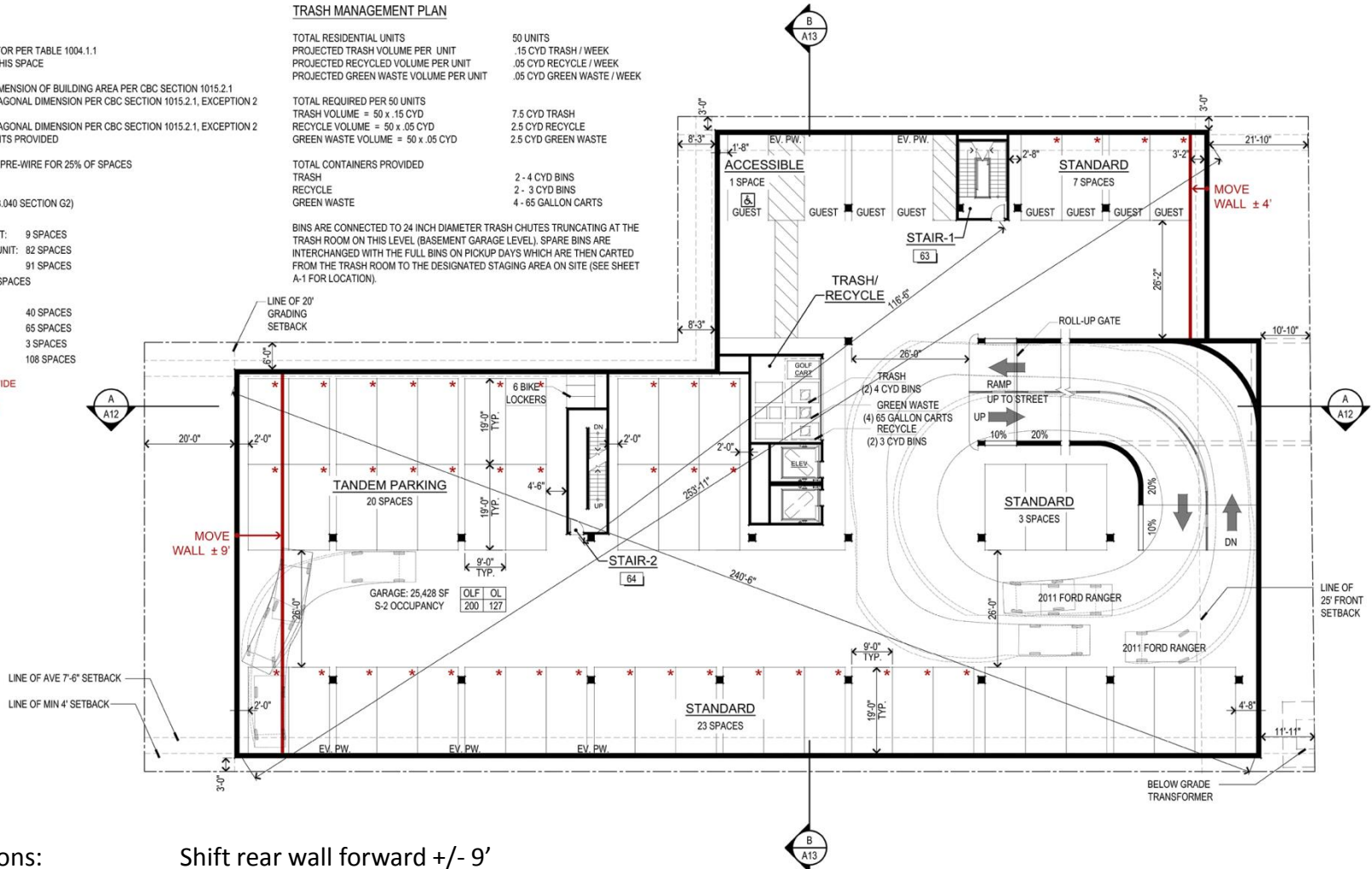
TOTAL RESIDENTIAL UNITS: 50 UNITS  
PROJECTED TRASH VOLUME PER UNIT: .15 CYD TRASH / WEEK  
PROJECTED RECYCLED VOLUME PER UNIT: .05 CYD RECYCLE / WEEK  
PROJECTED GREEN WASTE VOLUME PER UNIT: .05 CYD GREEN WASTE / WEEK

TOTAL REQUIRED FOR 50 UNITS  
TRASH VOLUME = 50 x .15 CYD  
RECYCLE VOLUME = 50 x .05 CYD  
GREEN WASTE VOLUME = 50 x .05 CYD

### TOTAL CONTAINERS PROVIDED

TRASH: 2 - 4 CYD BINS  
RECYCLE: 2 - 3 CYD BINS  
GREEN WASTE: 4 - 65 GALLON CARTS

BINS ARE CONNECTED TO 24 INCH DIAMETER TRASH CHUTES TRUNCATING AT THE TRASH ROOM ON THIS LEVEL (BASEMENT GARAGE LEVEL). SPARE BINS ARE INTERCHANGED WITH THE FULL BINS ON PICKUP DAYS WHICH ARE THEN CARTED FROM THE TRASH ROOM TO THE DESIGNATED STAGING AREA ON SITE (SEE SHEET A-1 FOR LOCATION).



Garage revisions:

Shift rear wall forward +/- 9'

Shift front wall back +/- 4'

Install 27 outlets for EV Charging Stations (in lieu of 13 pre-wires per approval)

Reduce grading and off-haul by +/- 650 cubic yards (60+ truck trips)

Increase soil zone around redwood trees

Increase landscape in front setback and rear yard (create more park-like user-friendly landscape)

# Request: Reduce 82 parking stalls to 8'-6" wide from 9'-0" wide

## BUILDING EXIT ANALYSIS PLAN

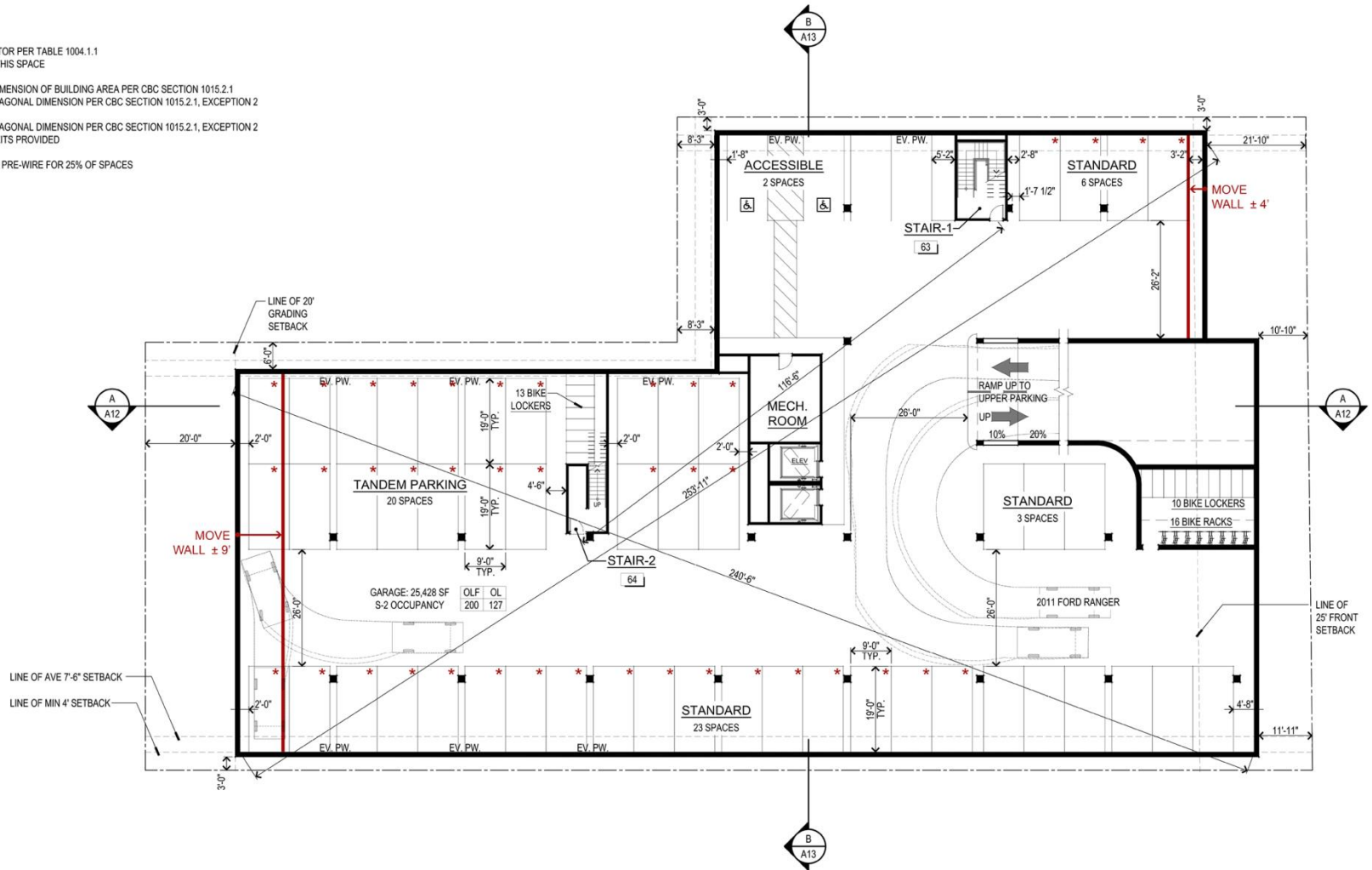
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1/3 = 1/3 OF THE MAXIMUM DIAGONAL DIMENSION PER CBC SECTION 1015.2.1, EXCEPTION 2  
DE = DISTANCE BETWEEN EXITS PROVIDED

EV. PW. PROVIDE ELECTRIC VEHICLE PRE-WIRE FOR 25% OF SPACES



### Project Parking:

Project includes 108 parking stalls where 93 are required by code  
 26 standard width spaces remain including half of the guest parking  
 76% of total spaces (82 of 108)  
 72% of required spaces (67 of 93)



NOTE: PLANTING CALLOUTS, REFER TO SHEET L-2 FOR PLANT LEGEND

|   |           |
|---|-----------|
| TOTAL SITE AREA: (EXCLUDES BLDG., PODIUM DECK & DRIVEWAY) | 12,720 SF |
| TOTAL HARDSCAPE:  | 5,825 SF  |
| TOTAL SOFTSCAPE PLANTING: (INCLUDES SYNTH. TURF AREA)     | 6,905 SF  |
| % LANDSCAPE:  | 54.2%     |
| FRONT SETBACK - TOTAL AREA                                | 3,751 SF  |
| FRONT SETBACK - TOTAL LANDSCAPE                           | 1,887 SF  |
| FRONT SETBACK - TOTAL HARDSCAPE                           | 1,064 SF  |
| FRONT SETBACK - % LANDSCAPE                               | 50.3%     |



**PROGRAM AMENITY LEGEND**

- 1 LARGE FORMAT PAVERS, TYPICAL
- 2 3' 4\"/>

- 5 36\"/>

- 10 COLORED CONCRETE PAVING, TYPICAL
- 11 EXISTING TREE TO BE REMOVED, TYPICAL
- 12 LOADING PARKING STALL, S.C.D.
- 13 6\"/>

- 15 PASSIVE LOUNGE AREA, LOUNGE SEATING NICHES W/ WOOD DECK PAVING AND FEATURE RETAINING WALL AROUND EXISTING REDWOODS
- 16 24\"/>

- 20 PROPOSED NEW STREET TREE LOCATION, TYPICAL OF (4)
- 21 CURBSIDE TRASH PICK-UP AT DESIGNATED RED CURB ZONE
- 22 SHADE TOLERANT UNDERSTORY PLANTING BENEATH EXISTING REDWOOD TREES
- 23 BUILDING UTILITY VAULTS/ BOXES, S.C.D.
- 24 SYNTHETIC LAWN, TYP.
- 25 PODIUM PARKING DECK BELOW SHOWN DASHED

- 26 NEW 6\"/>

**GROUND FLOOR PRELIMINARY LANDSCAPE PLAN**

NOT FOR CONSTRUCTION  
APPLICATION NOS. 18-D-01, 18-UP-01, and 18-SD-01

**ALTOS ONE**  
4856 & 4846 EL CAMINO REAL  
LOS ALTOS, CALIFORNIA 94022



0 5 10 20 FT.

DATE: 07/16/18  
JOB# 18017.01



L-1  
1 of 3

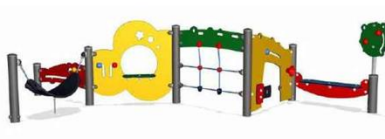
**ENVIRONMENTAL FORESIGHT, INC.**  
Landscape Architecture  
1700 N. Broadway, Suite 401  
Walnut Creek, CA 94598  
T (925) 945-0300 F (925) 945-6888  
www.environmentalforesight.com





**PROGRAM AMENITY LEGEND**

- ① LARGE FORMAT PAVERS ON AXIS W/ BUILDING CORRIDOR & PLANTING FOCAL POINT
- ② 3" x RETAINING WALL TO REPLACE EXISTING WALL. PRESERVE GRADES AROUND REDWOODS
- ③ 30" HT. RAISED PLANTER BOX W/ SPECIMEN SMALL TREE, TYPICAL
- ④ CANTILEVERED BENCH SEATING ON WALL W/ ACCENT TREE AT GRADE
- ⑤ 6" HT. CONCRETE PRIVACY WALL WITH BOARD FORM FINISH AND 6" HT WOOD FIRE ACCESS GATE
- ⑥ OPEN SYNTHETIC LAWN FOR INFORMAL PLAY
- ⑦ TALK & TUMBLE WITH NET W/ FALL ZONE SHOWN DASHED
- ⑧ TODDLER SWING SET W/ FALL ZONE SHOWN DASHED
- ⑨ COLORED CONCRETE PAVING AT PRIVATE PATIOS, TYPICAL
- ⑩ FREE STANDING DECORATIVE CHALK BOARD PANELS WITH POSTS, TYPICAL OF 3.
- ⑪ NEW 6" HT. CMU WALL, TYPICAL
- ⑫ PROPERTY LINE, TYPICAL
- ⑬ SHADE TOLERANT UNDERSTORY PLANTING BENEATH EXISTING REDWOOD TREES
- ⑭ EXISTING REDWOOD TREES TO REMAIN, TYPICAL
- ⑮ 20'-0" URBAN FOREST SETBACK
- ⑯ RAISED PLANTER W/ UPRIGHT SHRUB PLANTING FOR SCREENING/BUFFERING
- ⑰ EXISTING TREES TO BE REMOVED, TYPICAL
- ⑱ ACCENT PLANTINGS ON AXIS W/ BUILDING CORRIDOR
- ⑲ PROPOSED NEW LOCATION OF SUBSURFACE GARAGE STRUCTURE
- ⑳ ORIGINAL PROPOSED LOCATION OF THE SUBSURFACE GARAGE STRUCTURE



TALK & TUMBLE WITH NET BY KOMPAN, INC.



SCOOTER SPRINGER BY KOMPAN, INC.



CHALK BOARD BY KOMPAN, INC.



CANTILEVERED WOOD BENCH & PLANTER RETAINING WALL



GFRC (GLASS FIBER REINFORCED) PLANTER BOX BY TOURNEGOL, INC.



LARGE FORMAT PAVERS



SMALL UNDERSTORY TREE NEAR EXISTING REDWOODS

**REAR OPEN SPACE "CHILD PLAY" OPTION  
PRELIMINARY LANDSCAPE PLAN**

NOT FOR CONSTRUCTION  
APPLICATION NOS. 18-D-01, 18-UP-01, and 18-SD-01

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4856 & 4846 EL CAMINO REAL  
LOS ALTOS, CALIFORNIA 94022



DATE: 10/30/19  
JOB# 18017.01



L-1  
1 of 1

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Landscape revisions:

- Increase front yard landscaping
- Increase soil zone around redwood trees
- Create more park-like user-friendly landscape
- Add child's play area



# Request: Reduce 82 parking stalls to 8'-6" wide from 9'-0" wide

Reduce 82 of 108 (76%) parking stalls to 8'-6" in width.

This type of parking space waiver has been approved for at least 2 projects that have recently been approved.

4898 ECR Los Altos, Oct 2019

5150 ECR Los Altos, Dec 2019

- Install 27 outlets for EV Charging Stations (in lieu of 13 pre-wires per approval)
- Reduce grading and truck trips
- Increase soil zones at existing Redwood Trees
- Increase Landscaped areas at front and rear
- Create children's play area